



TO LET INDUSTRIAL UNIT

**UNIT 10 LIONGATE ENTERPRISE PARK
80 MORDEN ROAD
MITCHAM CR4 4NY**



ACCOMMODATION: 1,708 SQ. FT. (158.67 SQ. M.)



LOCATION

The property is located in an established industrial area, located to the north of Morden Road (A239) and just over a mile to the east of the A24 at Morden, including Morden Underground station (Northern line).

Belgrave Walk tram stop is very nearby with regular services to Wimbledon and Croydon.

DESCRIPTION

The subject property comprises a mid-terraced industrial unit currently used as a car repair garage and MOT station with a small office and single WC to the front and storage above.

AMENITIES

- MOT/garage use considered
- 3 parking spaces to the front of the unit
- 4.00m high electric roller shutter door
- 4.735 m eaves
- 3 phase electricity supply

TENURE

New lease available on terms to be agreed.

ACCOMMODATION:

Ground Floor

Industrial GIA: 1,548 sq. ft. (143.83 sq. m.)
Mezzanine store: 160 sq. ft. (14.84 sq. m.)

Total: 1,708 sq. ft. (158.67 sq. m.)

RENT

£29,000 per annum exclusive

VAT

The property is elected for VAT.



EPC

Band D (96)

RATES

Rateable Value: £15,500
The 2020/21 UBR is 49.9p in the £.

Interested parties are recommended to make their own enquiries with Merton Council.

LEGAL COSTS

Each party is to bear their own legal costs.

VIEWING

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX
Contact: Stewart Rolfe
Tel: 020 8971 4999
Email: commercial@as-r.co.uk**

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

April 2020

Energy Performance Certificate

Non-Domestic Building



Unit 10
80 Longate Enterprise Park, Morden Road
MITCHAM
CR4 4NY

Certificate Reference Number:
0560-0831-5009-8521-4008

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **96**

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	159
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	59.76
Primary energy use (kWh/m ² per year):	353.5

Benchmarks

Buildings similar to this one could have ratings as follows:

37 If newly built

108 If typical of the existing stock

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